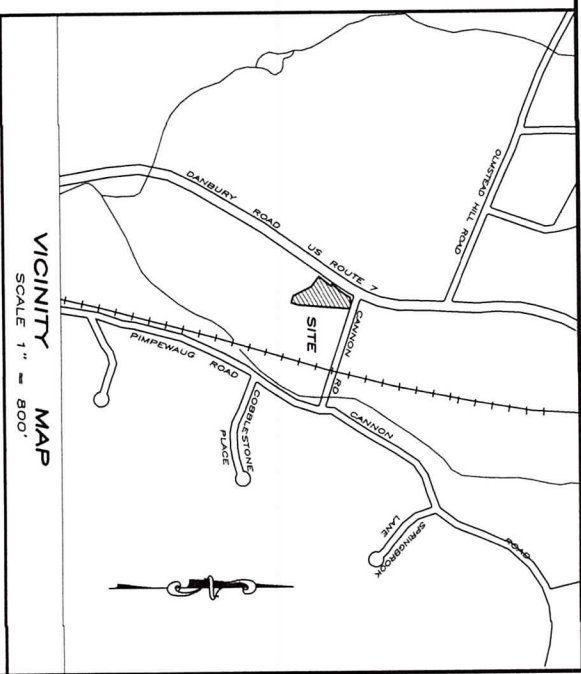


ITEM	REQUIRED/ PERMITTED
ZONE: R-2A RESIDENCE	
FRONT SETBACK	50' MIN.
REAR:	50' MIN.
SIDE:	40' MIN.
LOT WIDTH:	200' MIN.
LOT AREA	67,190 S.F. MIN.
BUILDING HEIGHT:	35' MAX.
NO. STORIES:	2.5 MAX.
LOT COVERAGE: BUILDING:	7% = 0.046 S.F. MAX.
LOT COVERAGE: SITE:	12% = 10,246 S.F. MAX.

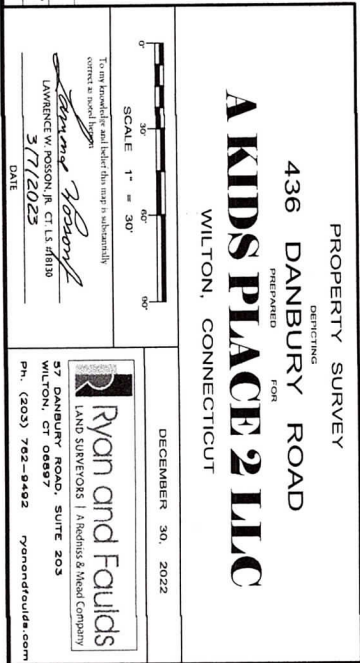
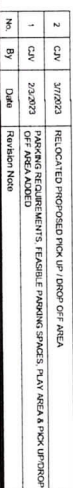
COVERAGE	
LOT AREA - 86,376 Sq. Ft.	- 1.982 ACRES
EXISTING BUILDING COVERAGE	
5,800 Sq. Ft. - 6.17%	EXISTING SITE COVERAGE
	11,710 Sq. Ft. - 13.5%



PARKING REQUIREMENTS:
 DENTAL OFFICE: 1 SPACE PER 200 SF GFA = 17 SPACES REQUIRED
 OTHER OFFICE: 1 SPACE PER 300 SF GFA = 2 SPACES REQUIRED
 RESIDENTIAL: 2 SPACES PER OWELING UNIT = 2 SPACES REQUIRED
 DAY CARE CENTER: 1 SPACE PER EMPLOYEE & 1 SPACE PER ENROLLEE = 5 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 28 SPACES
 TOTAL SPACES PROVIDED (THERE ARE NO EXISTING STRIPED SPACES) = 31 SPACES (Including 1 handicap)

NOTES

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-3008-1 THRU 20-3008-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AS A PROPERTY SURVEY, THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 1-A-2. IT IS INTENDED TO DEFINE PROPERTY BOUNDARIES AND LOCATIONS OF IMPROVEMENTS.
2. REFERENCE IS HEREBY MADE TO MAPS #4621, #9131, #3176, & #3425, WILTON LAND RECORDS.
3. PROPERTY LOCATED IN R-2A RESIDENCE ZONE.
4. REFERENCE IS HEREBY MADE TO WARRANTY DEED DATED JUNE 27, 2016 RECORDED IN VOLUME 2420 AT PAGE 512 OF THE WILTON LAND RECORDS.
5. REFERENCE IS HEREBY MADE TO RIGHT-OF-WAY AND EASEMENT AGREEMENTS OUTLINED IN WARRANTY DEED DATED OCTOBER 12, 1978 RECORDED IN VOLUME 538 AT PAGE 024 OF THE WILTON LAND RECORDS.
6. REFERENCE IS HEREBY MADE TO SPECIAL PERMIT SP#114 DATED MARCH 3, 1984 RECORDED IN VOLUME 444 AT PAGE 168 OF THE WILTON LAND RECORDS.
7. REFERENCE IS HEREBY MADE TO QUIET-CLAIM DEED DATED APRIL 23, 1984 RECORDED IN VOLUME 448 AT PAGE 228 OF THE WILTON LAND RECORDS.
8. REFERENCE IS HEREBY MADE TO SPECIAL REPLY SP#1148 DATED APRIL 25, 1988 RECORDED IN VOLUME 670 AT PAGE 508 OF THE WILTON LAND RECORDS.
9. REFERENCE IS HEREBY MADE TO UTILITY EASEMENT AGREEMENT DATED MARCH 9, 1989 RECORDED IN VOLUME 1187 AT PAGE 135 OF THE WILTON LAND RECORDS.
10. REFERENCE IS HEREBY MADE TO CERTIFICATE OF TAKING DATED SEPTEMBER 29, 2003, RECORDED IN VOLUME 1927 AT PAGE 043 OF THE WILTON LAND RECORDS.
11. REFERENCE IS HEREBY MADE TO VARIANCES #0-2-23-14 DATED APRIL 15, 2002 RECORDED IN VOLUME 134 AT PAGE 033 OF THE WILTON LAND RECORDS.
12. PROPERTY LOCATED IN FLOOD ZONE X AS DETERMINED ON FLOOD INSURANCE RATE MAPS EFFECTIVE FOR THE 2002 FLOOD INSURANCE MANAGEMENT AGENCY.
13. REFERENCE IS MADE TO COMMUNITY #B0020, PANEL #0383 F.
14. ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.
15. OWNER OF RECORD IS THE CANNON HOUSE, LLC.
16. THERE ARE NO STRIPPED PARKING SPACES ON THE SUBJECT PARCEL.
17. REFERENCE IS MADE TO PLAN TITLED, "SITE PLAN PREPARED FOR A KIDS PLACE 2 LLC WILTON, CONNECTICUT SCALE 1"=20."



CARRIAGE HOUSE 436 DANBURY ROAD WILTON, CT 06897

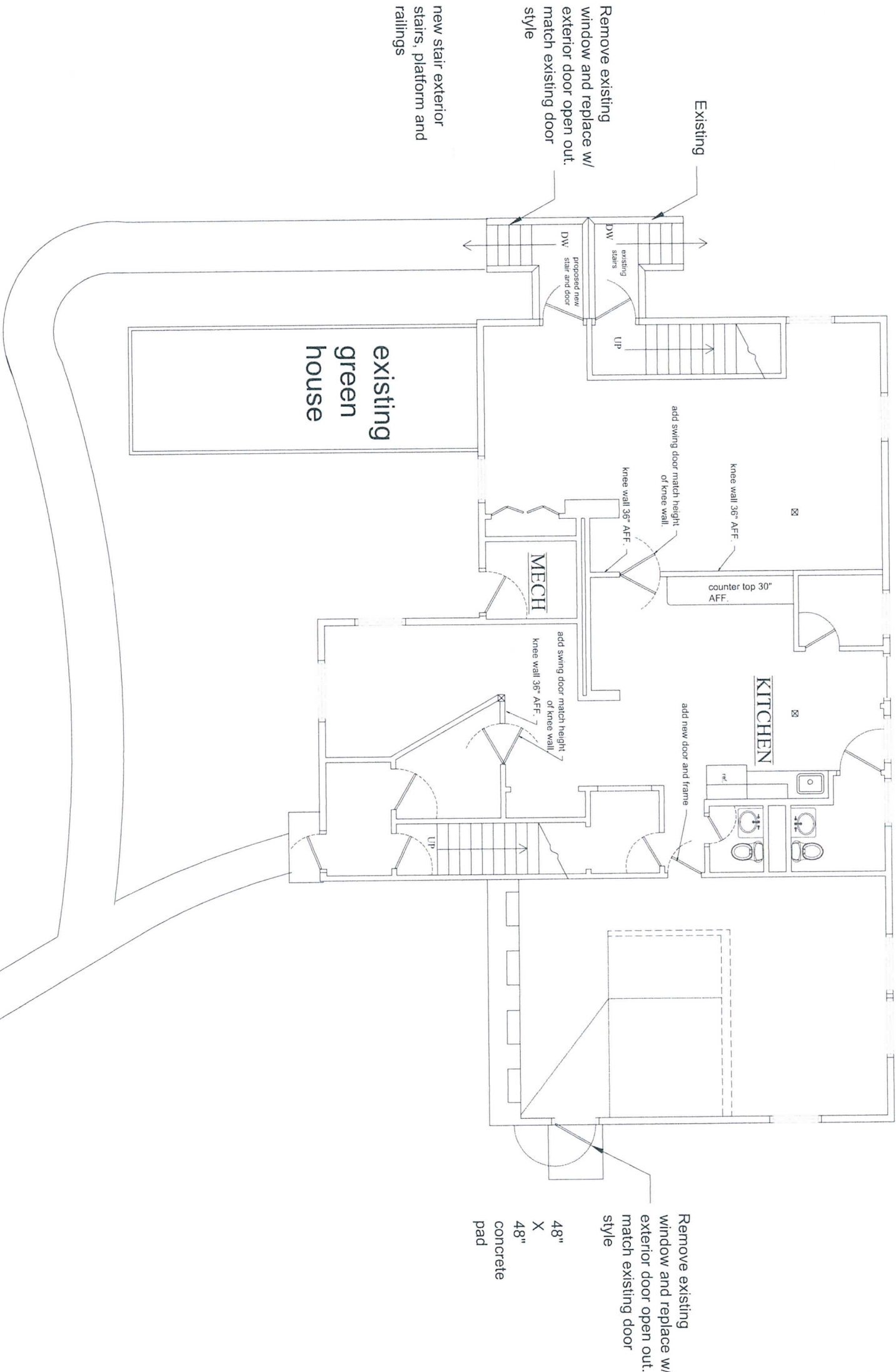
2	Remove proposed front door	3/11/23
No.	Revision/Issue	Date

From Name and Address

MERCER
CONSTRUCTION
WILTON, CT

Project Name and Address

Project	Sheet
Date 12/04/2022	A-3
Scale AS NOTED	



PROPOSED REVISED FLOOR PLAN

SCALE 3/8"= 1'-0"

A

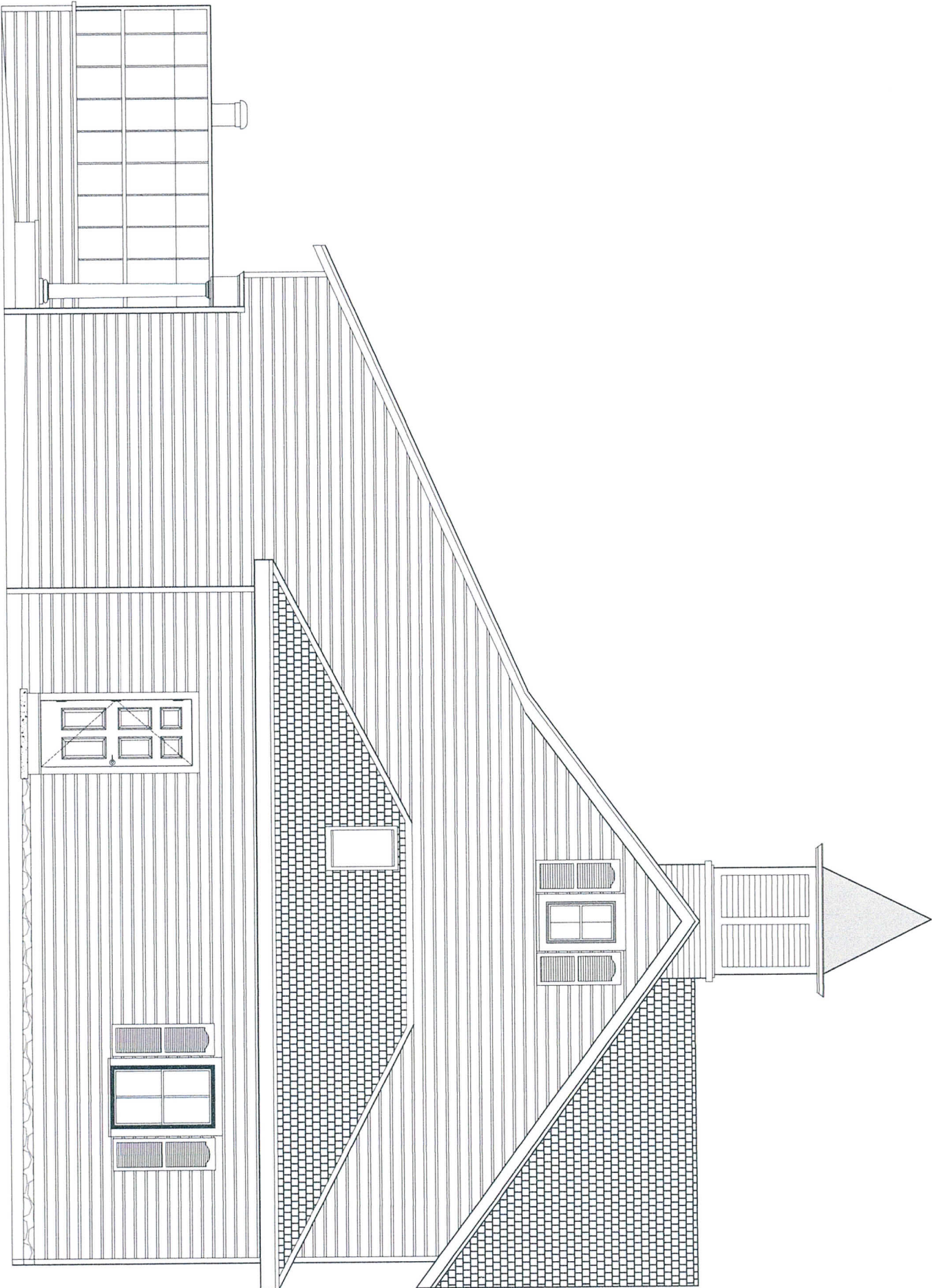
CARRIAGE HOUSE
436 DANBURY ROAD
WILTON, CT 06897

No.	Revision/Issue	Date

From Name and Address
**MERCER
CONSTRUCTION
WILTON, CT**

Project Name and Address

Project	Sheet
Date 12/04/2022	A-1
Scale AS NOTED	



EXISTING RIGHT ELEVATION MAIN ENTRANCE

CARRIAGE HOUSE
436 DANBURY ROAD
WILTON, CT 06897

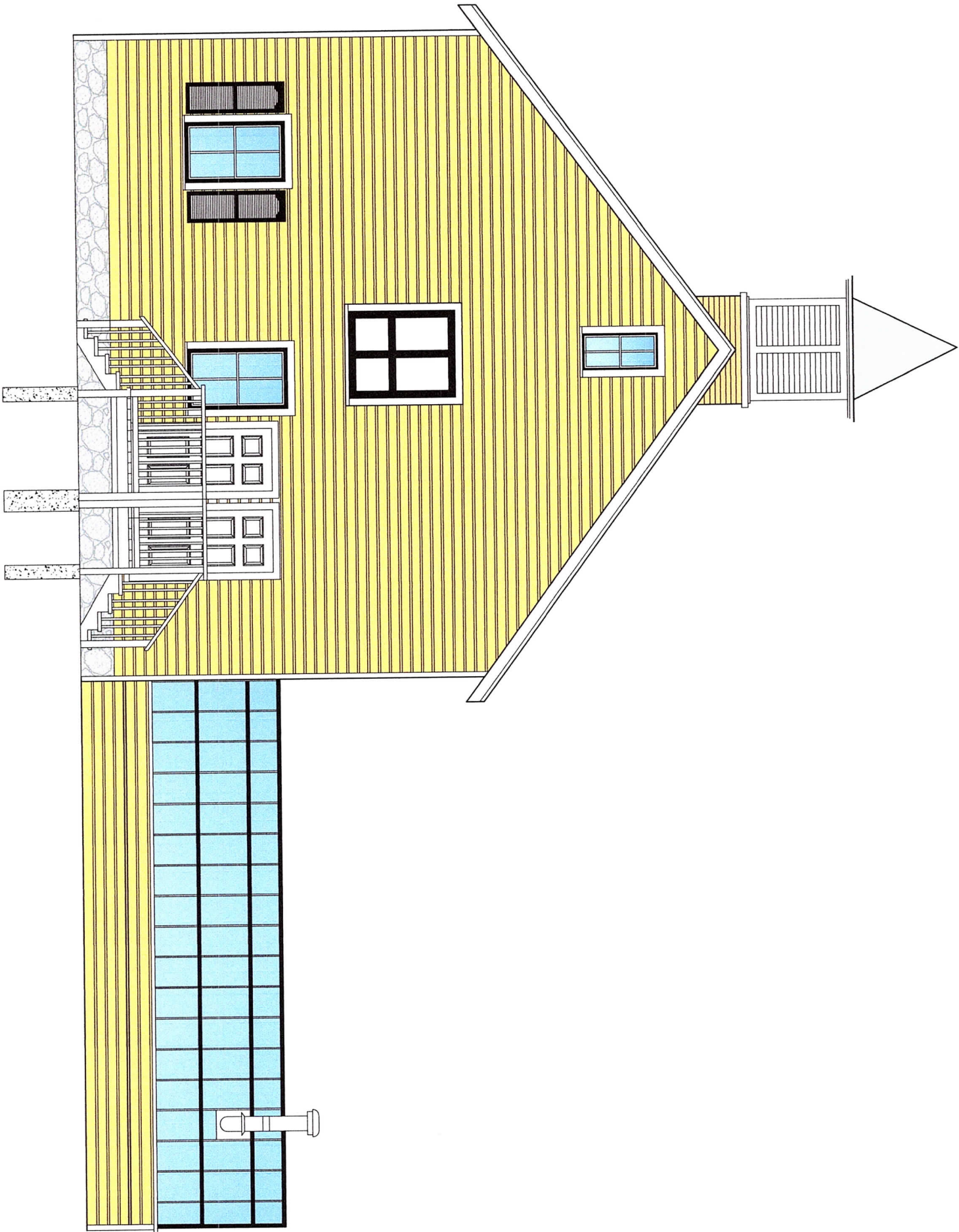
No.	Revision/Issue	Date

Firm Name and Address

MERCER
CONSTRUCTION
WILTON, CT

Project Name and Address

Project	Sheet
Date 12/04/2022	A-1
Scale AS NOTED	



PROPOSED LEFT ELEVATION

A

SCALE 3/8"= 1'-0"